



Park Road, Exeter, EX1 2HT

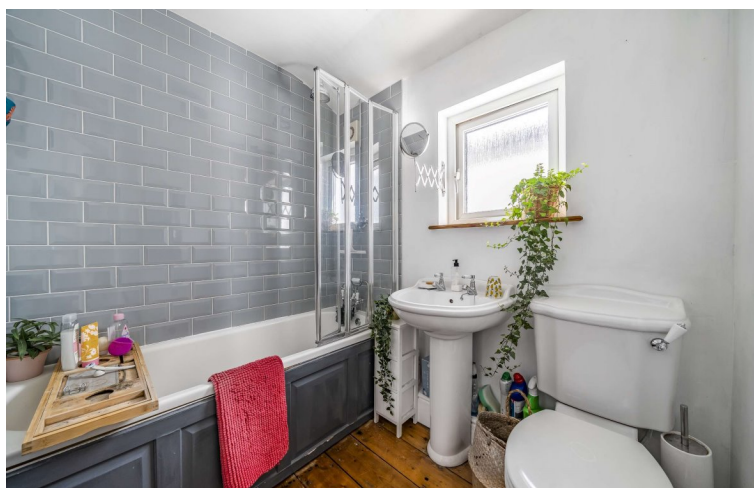
This four bedroom mid-terrace house is not one to be missed, it has been finished to the highest standard and features four double bedrooms, two bathrooms, two reception rooms and a private rear garden whilst being located within a highly desirable area of Exeter.

Winkworth

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Description:

Park Road has been beautifully maintained with the utmost care and attention which shows throughout.

The Property:

The property is accessed through the private front garden. The large and bright sitting room is located at the front of the property and features original fireplace, bespoke fitted cupboards and shelving, wooden floors with a large bay window overlooking the front aspect. The dining room has plenty of space for a dining table. Feature fireplace built in shelving and wooden flooring.

The modern kitchen is made up of cream kitchen units with wooden worksurfaces. Stainless steel sink with mixer tap, electric hob with extractor over and electric oven. Space for a washing machine, tumble dryer and fridge freezer. French doors lead to the conservatory with doors giving access to the garden.

First Floor:

Bedroom three is a bright double room with feature fireplace, dado rail, lovely views over the rear garden and park beyond. Bedroom two is a large double bedroom with plenty of light due to the large bay windows overlooking the front of the property, feature fireplace, built in wardrobes with cupboards above, dado rail. Bedroom four is another double bedroom, dado rail, window overlooking the rear aspect with feature fireplace and built in cupboard.

The family bathroom features a panelled bath with shower above, glass shower screen, low level WC, pedestal wash hand basin, built in mirror, attractive grey metro tiling, window to rear aspect.

Second Floor:

The top floor bedroom one is a wonderful bright room, built in wardrobe, Velux window and shower en-suite - basin with vanity cupboard, mixer tap, built in mirror, shower with attractive metro tiling, glass sliding door, low level WC, window to rear aspect.

Outside:

The private low maintained rear garden is fully enclosed with large brick patio, a step up to a further patio area with shed.

Council tax band: C

Services:

All Mains Services



At A Glance.....

Four Double Bedrooms
Bedroom One with En-Suite
Mid Terrace
Beautifully Presented
Two Reception Rooms
Modern Kitchen
Conservatory
Private Rear Garden
Viewing Highly Recommended

PROPERTY INFORMATION:

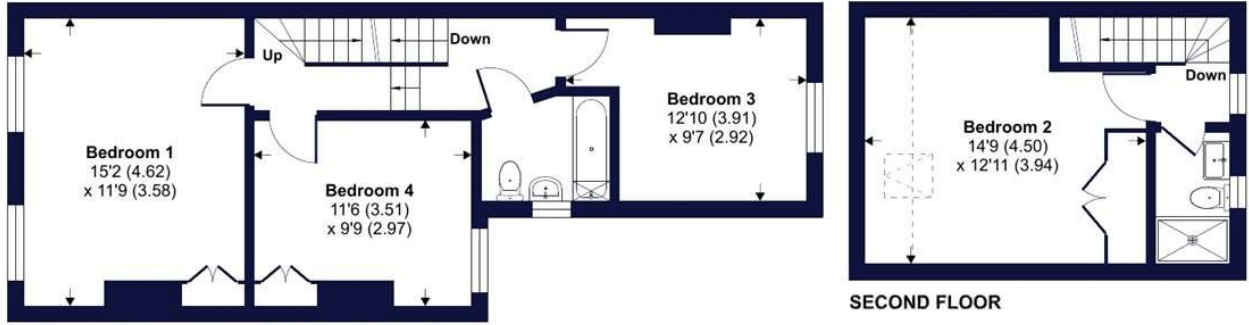
Freehold
Council tax Band: C
Mains Electric, Gas, Water and Drainage.

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Approximate Area = 1369 sq ft / 127.1 sq m
 Limited Use Area(s) = 33 sq ft / 3 sq m
 Total = 1402 sq ft / 130.1 sq m

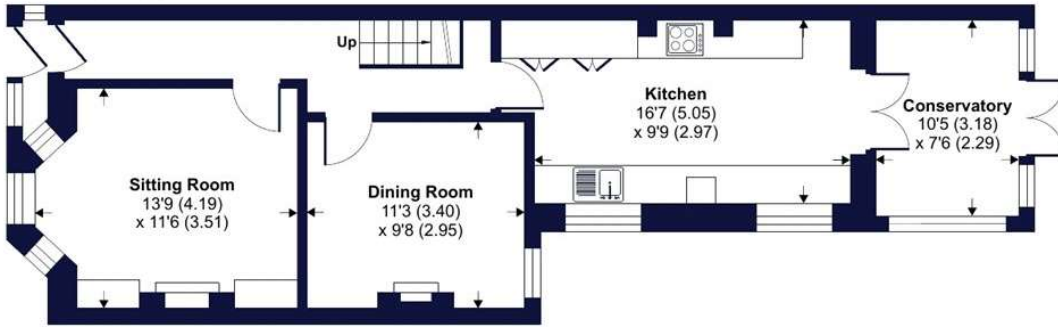
For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 1036799



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	80
(55-68) D	
(39-54) E	54
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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